

FORM 1

[see Regulation 31]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 31.12.2024

To

The M/S JAYESH INFRA.

Gut no.-31, Sawangi City,

Sawangi, Aurangabad. Maharashtra.

Subject: Certificate of Percentage of Completion of Construction Work of "SAWANGI CITY " Building of the Project [RERA Registration Number] situated on the Plot bearing PLOT NO.-259, Gut no.-31 demarcated by its boundaries (latitude and longitude of the end points) GUT NO.-30 to the North, GUT NO.-31 LAYOUT to the South, GUT NO.-30 to the East, GUT NO.-26, 27 & 28 to the West of Division Aurangabad village SAWANGI taluka Aurangabad District Aurangabad PIN 431001 admeasuring Plot Area = 21647.40sq.mts. & Proposed Built-up Area= 13665.09 sq.mt. area being developed by M/S JAYESH INFRA.

Sir,

I Dhananjay B. Doifode have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Building of the Project, situated on bearing Plot no.-259, Gut no.-31, of Division Aurangabad village SAWANGI taluka Aurangabad District Aurangabad PIN 431001 admeasuring Plot Area = 21647.40sq.mts. & Proposed Built-up Area= 13665.09 sq.mt. area being developed by M/S JAYESH INFRA.

1. Following technical professionals are appointed by Owner / Promoter :-

(1) Shri. Dhananjay B. Doifode. as L.S. / Architect.

(ii) Shri. Abhay Patil. as Structural Consultant.

Based on Site inspection. with respect to Layout / each of the of the aforesaid Real Estate Project. I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B

TABLE-A**A- TYPE ROW HOUSES (SAWANGI CITY)** (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	100 %
5.	01 Stilt Floor	N.A.
6.	02 Slabs of Super Structure	100 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	100 %
8	Sanitary Fittings within the Flat/Premises	30 %
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11	Installation of Lifts. water pumps, Fire Fitting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s. plinth protection, paving of areas appurtenant to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	N.A.

TABLE-A

C-TYPE APPARTMENTS (SAWANGI CITY) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Stilt Floor	00 %
6.	04 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00 %
8	Sanitary Fittings within the Flat/Premises	00 %
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11	Installation of Lifts. water pumps, Fire Fitting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s. plinth protection, paving of areas appurtenant to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	00 %

TABLE-A

D-TYPE APPARTMENTS (SAWANGI CITY) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Stilt Floor	00 %
6.	04 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00 %
8	Sanitary Fittings within the Flat/Premises	00 %
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11	Installation of Lifts. water pumps, Fire Fitting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s. plinth protection, paving of areas appurtenant to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	00 %

TABLE-A

E-TYPE APPARTMENTS (SAWANGI CITY) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Stilt Floor	00 %
6.	04 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00 %
8.	Sanitary Fittings within the Flat/Premises	00 %
9.	Staircases, lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11.	Installation of Lifts, water pumps, Fire Fitting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s. plinth protection, paving of areas appurtenant to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	00 %

TABLE-B

Common Areas (Internal and External Development Works) in respect of the Registered Phase/Project Number

Sr No (1)	Common areas and facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	YES	100 %	N.A.
2.	Water Supply	BOREWELL	100 %	N.A.
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Septik Tank	00 %	N.A.
4.	Storm Water Drains	N.A.	N.A.	N.A.
5.	Landscaping & Tree Planting	YES	00 %	Open space
6.	Street Lighting	YES	00 %	Along Road
7.	Community Buildings	N.A.	N.A.	N.A.
8.	Treatment and disposal of sewage and sullage water.	N.A.	N.A.	N.A.
9.	Solid Waste management & Disposal	N.A.	N.A.	N.A.
10.	Water conservation / Rain water harvesting	Upto Borewell	00 %	00 %
11.	Energy management.	N.A.	N.A.	N.A.
12.	fire protection and fire Safety requirements	N.A.	N.A.	N.A.
13.	Electrical meter room, sub-station, receiving station.	METER	00 %	N.A.
14.	Others (Option to Add more)	N.A.	N.A.	N.A.

(1) The Architect should be a member of council of Architecture and could be preferably the one appointed by the promoter for representing before the Competent Authority for getting the approval and sanctions for the project.

(2) There should be proper agreement between The Promoter and The Architect for the supervision and the services to be provided for the Real Estate Project.

(3) The Architect should visit the site and verify that the work has been completed as the per the approved plans

(4) The Architect must use his professional knowledge, skill and experience in providing the information in this certificate.

(5) The Architect shall be held responsible and accountable for any wrong information in the ceruficate. The Architect shall be liable for any penal action under Real Estate (Regulation and

Development) Act, 2016 including recommendation to the council of Architecture to initiate necessary disciplinary action including revocation of membership for issue of wrong certificate.

(6) This certificate has to be issued on the letterhead of the Architect, affixing the stamp of the Architect, along with Architect's signature on each page.

(7) The Architect shall not be in the list of Defaulter Architect of the Council of Architect at the time of issue in this certificate.


ARCHITECT
Mr. Dhananjay B. Doifode
(B.Arch, M.Arch)
CA/2013/60839
"Ganraj" P.No.3 & 4, Ganesh Colony, Aurangabad

Your's Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No. CA/2013/60839)



Agreed and Accepted by:

Signature of Promoter

Name:M/S JAYESH INFRA.

Date:31.12.2024.